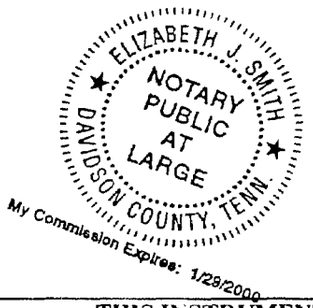
BOOK 9989 PG 87

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

X Joy W. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy W. Hunter (NAME)	Norwest Mortgage, Inc. (NAME)	103-4 207
118 47th Avenue North (ADDRESS)	215 Centerview Drive, Suite 111 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Ashley Nichols and husband, Christopher M. Minton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy W. Hunter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 10-A on the Plan of the Resubdivision of Lot No. 10, Sylvan Park Subdivision, of record in Book 5190, Page 398, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ashley Nichols by deed from Christopher H. Brock, unmarried of record in Book 8064, Page 200, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to all matters shown on the Plan of Record.

0163353
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 118 47th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of March 19 96

Mary Ashley Nichols

Christopher M. Minton

By: Joy W. Hunter

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Ashley Nichols, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, TN, this 21st day of March, 1996.

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

My commission expires: 1/29/2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ashley Nichols, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Christopher M. Minton and that she is authorized by Christopher M. Minton to execute this instrument on his behalf.

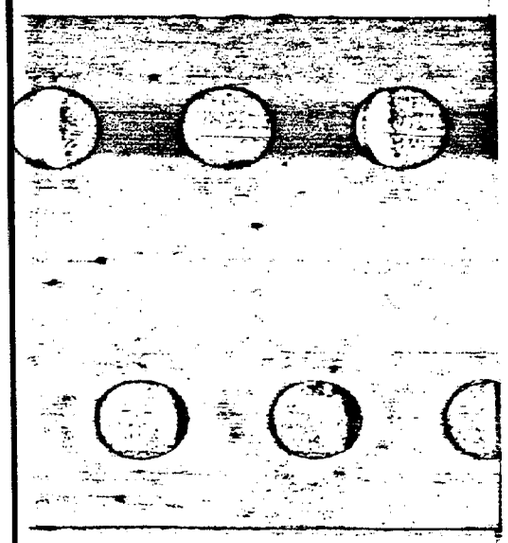
Witness my hand and seal at Brentwood, TN, this 21st day of March, 1996.

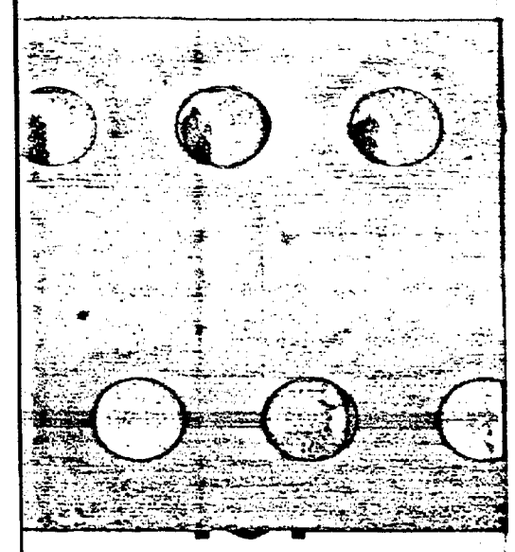
Notary Public

My commission expires 1/29/2000

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

1922 03/25 0101 03CHECK 453.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9989 PG 89

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00
03/25/96 01 10:46 0001 1922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163353
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019959